



PETITION NUMBER: 0806-ZOA-09
REQUEST: To amend the Westfield-Washington Township Zoning Ordinance with the revised Nonconforming Sign Ordinance, WC 16.19.10.
EXHIBITS: 1. Staff Report
2. Ordinance
STAFF REVIEWER: Jennifer Miller

PETITION HISTORY:
None.

PROCEDURAL

- The June 2, 2008 Workshop Meeting represents the first appearance of the Zoning Ordinance Amendment for section WC 16.19.10 Nonconforming Signs Ordinance.
- Notification of the June 2, 2008 Workshop Meeting was provided in accordance with the Rules of Procedure. Notice of the June 2, 2008 Workshop Meeting was posted to the City web site and at City Hall.
- Petitions for Zoning Ordinance Amendments are not approved at Workshop Meetings. The purpose of the Workshop Meeting is to allow Advisory Plan Commission members and the public to become familiar with the pending amendment, identify issues, and inquire as to potential modifications prior to the full Advisory Plan Commission public hearing.

REVIEW OF CHANGES

The Nonconforming Signs Ordinance has undergone many changes. The most significant change is listing the standards individually and not in a paragraph form. This is consistent with the previously presented amendments this evening and will be consistent with the overall revision of the Westfield-Washington Township Zoning Ordinance.

Since many of the nonconforming standards were previously scattered throughout the old Sign Ordinance, a redline version is not available. This new section presents all of those standards in one place within the code and in a format consistent with the new format of the zoning code.

Some standards have become more stringent including shortening the abandonment time from six (6) months to three (3) months and requiring the removal of sign supports at that time as well. It also requires that tenant panel signs on Center Signs meet the new panel requirements when being replaced.

RECOMMENDATIONS

At this time there are no recommendations.

JMM

Nonconforming Signs
WC 16.19.10

A. Nonconforming Signs

If, at the effective date of adoption or amendment of this ordinance, a lawful *sign(s)* exists that is made no longer permissible under the terms of this ordinance as enacted or amended, such *sign(s)* may be retained in use, so long as it remains otherwise lawful. Nothing in this ordinance shall be deemed to prevent the normal maintenance or repair of a nonconforming *sign*.

1. A nonconforming *sign*:

- i. Shall not be changed to another type of *sign* which is not in compliance with this ordinance.
- ii. Shall not be structurally altered in any way so as to prolong the life of the *sign* or to change the shape, size, type, face or design of the *sign*.
- iii. Shall not be reestablished after the *sign* becomes an abandoned *sign*.
- iv. *Signs* are considered abandoned when not in use for a period of three (3) months and shall be removed including all *sign* supports and associated structures.
- v. Shall not be reestablished after damage or destruction if the estimated expense of the reconstruction exceeds fifty (50) percent of the appraised replacement cost, as determined by the City Council or their designee.

2. In no case shall the replacement of individual *tenant name panels* on a nonresidential *center sign* constitute the need to bring the nonresidential *center sign* into compliance with these *sign* regulations.

- i. Replacement panels must be in conformance with this ordinance.